

OPINION SUMMARY
MISSOURI COURT OF APPEALS EASTERN DISTRICT

DIVISION FOUR

INVESTORS ALLIANCE, LLC,)	No. ED99804
)	
Plaintiff/Respondent,)	Appeal from the Circuit Court of
)	the City of St. Louis
vs.)	
)	Honorable Christopher E. McGraugh
INEZ BORDEAUX,)	
)	
Defendant/Appellant.)	Filed: April 15, 2014

Inez Bordeaux (Defendant) appeals the judgment of the Circuit Court of the City of Saint Louis following a trial de novo in favor of Investors Alliance, LLC (Plaintiff) for unpaid rent pursuant to § 535.070 RSMo (2000). Defendant's sole point is that the trial court erred by entering judgment in Plaintiff's favor because Plaintiff failed to provide Defendant with notice of the property's transfer of ownership, which is "a statutory prerequisite to recovery," and therefore Plaintiff was not entitled to recover rent.

REVERSED AND REMANDED.

Division Four Holds: The trial court erroneously declared the law when it concluded that Plaintiff's failure to comply with the mandatory notice requirements of § 535.081 did not preclude Plaintiff's claim for rent under § 535.070.

Opinion by: Philip M. Hess, J.
Lisa S. Van Amburg, P. J. and Patricia L. Cohen, J. concur.

Attorney for Appellant: Michael-John Voss

Attorney for Respondent: Alan J. Baker

THIS SUMMARY IS NOT PART OF THE OPINION OF THE COURT. IT HAS BEEN PREPARED FOR THE CONVENIENCE OF THE READER AND SHOULD NOT BE QUOTED OR CITED.
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